

**Chapter 19.36**  
**C-C – CENTRAL COMMERCIAL ZONE**

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**19.36.010 Purpose.**

The purpose of the C-C zone is to stabilize, improve and protect the commercial characteristics of the major community business centers. The C-C zone designation shall only be applied in the general location of such centers as designated in the Chula Vista general plan. (Ord. 1212 § 1, 1969; prior code § 33.509(A)).

**19.36.020 Permitted uses.**

Principal permitted uses in the C-C zone are as follows:

- A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises;
- B. Restaurants, cocktail lounges and night clubs (dance floors subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC);
- C. Bona fide antique shops, but not including secondhand stores or junk stores;
- D. Parking structures and off-street parking lots, subject to the provisions of CVMC [19.58.230](#);
- E. Electrical substations and gas regulator stations, subject to the provisions of CVMC [19.58.140](#);
- F. Any other retail business or service establishment which the commission finds to be consistent with the purpose of this title and which will not impair the present or potential use of adjacent properties;

G. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC

[19.20.030](#)(F)(1) through (9);

H. Agricultural uses as provided in CVMC [19.16.030](#). (Ord. 2273 § 5, 1988; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(B)).

#### **19.36.030 Conditional uses.**

Conditional uses in the C-C zone include:

A. Car washes, subject to the provisions of CVMC [19.58.060](#);

B. Skating rinks, subject to the conditions of CVMC [19.58.040](#);

C. Signs in excess of maximum as established in CVMC [19.60.540](#);

D. Automobile rental and towing services;

E. Billiard parlors;

F. Bowling alleys, subject to the provisions of CVMC [19.58.040](#);

G. Social and fraternal organizations (nonprofit), subject to the provisions of CVMC [19.58.100](#);

H. Trailer rentals;

I. Veterinarian clinics, subject to the provisions of CVMC [19.58.050](#);

J. Unclassified uses, see Chapter [19.54](#) CVMC;

K. Automobile service stations, subject to the provisions of CVMC [19.58.280](#), and automobile maintenance and repair (minor);

L. Cardrooms;

M. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);

N. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#);

O. Mixed commercial-residential projects, subject to the provisions of CVMC [19.58.205](#). (Ord. 2633 § 4, 1995; Ord. 2295 § 1, 1989; Ord. 2252 § 5, 1988; Ord. 2233 § 5, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 2, 1986; Ord. 2108 § 1, 1985; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1571 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(C)).

#### **19.36.040 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 8, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1295 § 1, 1970; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(D)).

#### **19.36.050 Height regulations.**

None, except that no building shall exceed three and one-half stories or 45 feet in height when located adjacent to any C-O or residential zone. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(E)).

#### **19.36.060 Area, lot coverage and yard requirements.**

The following minimum area, lot coverage and yard requirements shall be observed in the C-C zone, except as provided in CVMC [19.16.020](#) and [19.16.060](#) through [19.16.080](#) and where increased for conditional uses:

Lot Area* (sq. ft.)	Setbacks in Feet		
	Front and Exterior* Side Yards	Side	Rear
5,000	25 feet	None, except when abutting an R district, then not less than 15 feet	None, except when abutting an R district, then not less than required for said R district

\*Or not less than that specified on the building line map shall be provided and maintained. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.

(Ord. 1356 § 1, 1971; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(F)).

**19.36.070 Enclosures required for all uses – Exceptions.**

All uses in the C-C zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC [19.58.370](#). (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.509(G)(1)).

**19.36.080 Setbacks from residential zone – Landscaping required.**

In any C-C zone directly across a street or thoroughfare (excluding a freeway) from any R district, the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street and said space permanently landscaped. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(2)).

**19.36.090 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(3)).

**19.36.100 Employee activity restrictions.**

In the C-C zone, not more than five persons shall be engaged in the fabrication, repair and other processing of goods in any establishment, except when permitted by conditional use permit. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(4)).

**19.36.110 Site plan and architectural approval required.**

Site plan and architectural approval is required for all uses in the C-C zone, as provided in CVMC [19.14.420](#) through [19.14.480](#). (Ord. 1212 § 1, 1969; prior code § 33.509(G)(5)).

**19.36.120 Off-street parking and loading facilities.**

Off-street parking and loading facilities are required for all uses in the C-C zone, as provided in 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509 (G)(6)).

**19.36.130 Trash storage areas.**

Trash storage areas shall be provided in the C-C zone, subject to the conditions of CVMC [19.58.340](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(7)).

**19.36.140 Outdoor storage.**

Outdoor storage of merchandise, material or equipment shall be permitted in the C-C zone only when incidental to a permitted or accessory use located on the premises; and provided, that:

A. Storage area shall be completely enclosed by walls, fences, or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(8)).

**19.36.150 Wall requirements.**

Zoning walls shall be provided in the C-C zone subject to the conditions in CVMC [19.58.150](#) and [19.58.360](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(9)).

**19.36.160 Performance standards.**

All uses in the C-C zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter [19.66](#) CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(H)).

## **Chapter 19.58**

### **USES**

#### **19.58.010 Purpose of provisions.**

The purpose of these special provisions is to establish clear and definite terms and conditions governing the development of certain uses, possessing unique characteristics or problems, which will enable diverse uses to be accommodated harmoniously within the City, and to provide uniform standards and guidelines for such development. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.901(A)).

#### **19.58.205 Mixed commercial-residential projects in the C-C-P zone.**

Mixed commercial-residential projects may be allowed in the C-C-P zone upon the issuance of a conditional use permit and subject to the following standards and guidelines:

A. The conditional use permit shall be subject to review and approval of the city council following the recommendation of the planning commission;

B. The commercial and residential components shall be planned and implemented together;

C. The maximum allowable residential density will be governed by the provisions of the R-3 zone based on the total project area, less any area devoted exclusively to commercial use, including commercial parking and circulation areas. The approved density may be significantly less than the maximum allowable density depending on site specific factors, including the density and relationship of surrounding residential areas, if any;

D. Parking, access and circulation shall be largely independent for the commercial and residential components of the project. Each use component shall provide off-street parking in accordance with city standards;

E. The residential component shall meet the private and common open space requirements of the R-3 zone;

F. The conditional use permit may include a restriction on commercial uses and/or business hours in order to avoid conflicts with residential units. (Ord. 2295 § 1, 1989).

**Chapter 19.40**  
**C-T – THOROUGHFARE COMMERCIAL ZONE**

Sections:

<a href="#">19.40.010</a>	Purpose.
<a href="#">19.40.020</a>	Permitted uses.
<a href="#">19.40.030</a>	Conditional uses.
<a href="#">19.40.040</a>	<i>Repealed.</i>
<a href="#">19.40.050</a>	Height regulations.
<a href="#">19.40.060</a>	Area, lot coverage and yard requirements.
<a href="#">19.40.070</a>	Setbacks from residential zone – Parking and loading facilities.
<a href="#">19.40.080</a>	Landscaping.
<a href="#">19.40.090</a>	Site plan and architectural approval required.
<a href="#">19.40.100</a>	Off-street parking and loading facilities.
<a href="#">19.40.110</a>	Enclosures required for all uses – Exceptions.
<a href="#">19.40.120</a>	Outdoor storage.
<a href="#">19.40.130</a>	Wall requirements.
<a href="#">19.40.140</a>	Trash storage areas.
<a href="#">19.40.150</a>	Performance standards.

**19.40.010 Purpose.**

The purpose of the C-T zone is to provide for areas in appropriate locations adjacent to thoroughfares where activities dependent upon or catering to thoroughfare traffic may be established, maintained and protected. The regulations of this district are designed to encourage the centers for retail, commercial, entertainment, automotive and other appropriate highway-related activities. C-T zones are to be established in zones of one acre or larger, and shall be located only in the immediate vicinity of thoroughfares, or the service drives thereof. (Ord. 1212 § 1, 1969; prior code § 33.511(A)).

**19.40.020 Permitted uses.**

Principal permitted uses in a C-T zone are as follows:

- A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community, such as department stores, banks, business offices and other financial institutions and personal service enterprises;
- B. New car dealers and accessory sale of used cars (see CVMC [19.40.030](#) for used car lots); boat and equipment sales and rental establishments, subject to the provisions of CVMC [19.58.070](#);
- C. Motor hotels and motels, subject to the provisions of CVMC [19.58.210](#);
- D. Retail shops for the sale of auto parts and accessories, souvenirs, curios and other products, primarily to serve the travelling public;
- E. Restaurants and cocktail lounges (dance floors subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC);
- F. Animal hospitals and veterinary clinics, subject to the provisions of CVMC [19.58.050](#);

- G. Bakery and creamery establishments;
- H. Printing and publishing or lithographic shops;
- I. Commercial recreation facilities, such as swimming pools, bowling alleys, and skating rinks, subject to the provisions of CVMC [19.58.040](#);
- J. Plant nurseries;
- K. Any other retail business or service establishment determined by the commission to be of the same general character as the above-permitted uses;
- L. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC [19.22.030](#)(F)(1) through (9) and (11) through (13);
- M. Electrical substations and gas regulator stations, subject to the provisions of CVMC [19.58.140](#);
- N. Agricultural uses as provided in CVMC [19.16.030](#);
- O. Adult-oriented recreation businesses, subject to the provisions of CVMC [19.58.024](#). (Ord. 2273 § 7, 1988; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1954 § 1, 1981; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511 (B)).

**19.40.030 Conditional uses.**

Conditional uses in a C-T zone include:

- A. Used car lots and motorcycle sales and repair, subject to the provisions of CVMC [19.58.070](#);
- B. Trailer and equipment sales and rental establishments and towing service;
- C. Drive-in theaters, subject to the provisions of CVMC [19.58.120](#); and provided, that the screen shall be so located and designed that it is not visible from adjacent thoroughfares, and said screen shall be set back not less than 100 feet from any street or thoroughfare;
- D. Automobile service stations, garages for major and minor repairs, as defined herein, and car-washing establishments, subject to the provisions of CVMC [19.58.060](#) and [19.58.280](#);
- E. Carpenter, electrical, plumbing or heating shops;
- F. Dancehalls, subject to the provisions of CVMC [19.58.040](#);
- G. Truck and trailer service, including major repair;
- H. Building material sales yards, not including concrete mixing;
- I. Automobile storage, contractor's equipment storage yards, or storage, sale and rental of equipment commonly used by contractors;
- J. Signs in excess of maximum, as established in CVMC [19.60.560](#);
- K. Bait and tackle shops;
- L. Commercial recreation facilities (outdoor);
- M. Upholstery shops;
- N. Automobile paint and body shops;
- O. Wholesale bakeries;
- P. Laundries, except industrial, and cleaning and dyeing plants;
- Q. Used clothing sales;
- R. Lumberyards;
- S. Radiator repair shops;
- T. Unclassified uses, see Chapter [19.54](#) CVMC;

U. Knitting and weaving shops;

V. Cardrooms;

W. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);

X. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#). (Ord. 2252 § 7, 1988; Ord. 2233 § 7, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 3, 1986; Ord. 2108 § 1, 1985; Ord. 1954 § 1, 1981; Ord. 1855 § 3, 1979; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1716 § 1, 1976; Ord. 1464 § 1, 1973; Ord. 1456 § 1, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.522(C)).

**19.40.040 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 10, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1295 § 1, 1970; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.511(D)).

**19.40.050 Height regulations.**

No building or structure shall exceed three and one-half stories or 45 feet in height, except as provided in CVMC [19.16.040](#); provided, however, that said limitation may be adjusted by conditional use permit. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(E)).

**19.40.060 Area, lot coverage and yard requirements.**

The following minimum area, lot coverage and yard requirements shall be observed, except as provided in CVMC [19.16.020](#) and [19.16.060](#) through [19.16.080](#) and where increased for conditional uses:

		Setbacks in Feet		
Lot Area (sq. ft.)	Lot Coverage (max. %)	Front & Exterior Side Yards	Side	Rear
5,000	50%	10 feet* for buildings	None, except when abutting an R district, then not less than 25 feet	10 feet, except when abutting an R district, then not less than 25 feet; zero when abutting a zero side yard.

\*Or not less than that specified on the building line map shall be provided and maintained. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.

(Ord. 1356 § 1, 1971; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.511(F)).

**19.40.070 Setbacks from residential zone – Parking and loading facilities.**

In any C-T district directly across a street or thoroughfare (excluding a freeway) from any R district, the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street. All access drives or curb cuts across a street from any R district are prohibited unless specifically approved by the staff. (Ord. 1212 § 1, 1969; prior code § 33.511(G)(1)).

**19.40.080 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511 (G)(2)).

**19.40.090 Site plan and architectural approval required.**

Site plan and architectural approval is required for all uses in a C-T zone, as provided in CVMC [19.14.420](#) through [19.14.480](#). (Ord. 1212 § 1, 1969; prior code § 33.511(G)(3)).

**19.40.100 Off-street parking and loading facilities.**

Off-street parking and loading facilities are required for all uses in a C-T zone, as provided in CVMC [19.62.010](#) through [19.62.140](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511 (G)(4)).

**19.40.110 Enclosures required for all uses – Exceptions.**

All uses in a C-T zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC [19.58.370](#). (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.511(G)(5)).

**19.40.120 Outdoor storage.**

Outdoor storage of merchandise, material or equipment shall be permitted in a C-T zone only when incidental to a permitted or accessory use located on the premises; and provided, that:

A. Storage areas shall be completely enclosed by walls, fences or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.511(G)(6)).

**19.40.130 Wall requirements.**

Zoning walls shall be provided in a C-T zone, subject to the conditions of CVMC [19.58.150](#) and [19.58.360](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(7)).

**19.40.140 Trash storage areas.**

Trash storage areas shall be provided in a C-T zone, subject to the conditions of CVMC [19.58.340](#). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(8)).

**19.40.150 Performance standards.**

All uses in a C-T zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter [19.66](#) CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(H)).

